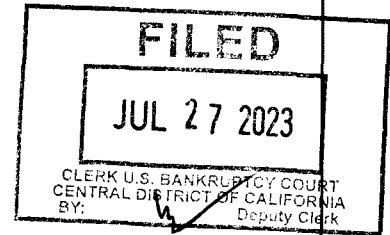


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10 DPG Investments, LLC

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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re:

URBAN COMMONS, LLC,

Debtor.

CAROLYN A. DYE, Chapter 7 Trustee,

Plaintiff,

v.

DPG INVESTMENTS, LLC,

Defendant.

Case No.: 2:21-bk-13523 ER

Chapter: 7

Adv. No: 2:23-ap-01231-ER

**Defendant DPG Investment's Answer
to Complaint for (1) Avoidance and
Recovery of Fraudulent Transfers, (2)
Preservation of Fraudulent Transfers,
and (3) Disallowance of Claims**

Status Conf Date: 08/22/23

Status Conf Time: 10:00 a.m.

Place: Courtroom 1568

Roybal Federal Building

255 E. Temple Street

Los Angeles, CA 90012

Judge: Hon. Ernest M. Robles

COMES NOW Defendant, DPG Investments, LLC, in response to the allegations
in the Complaint filed June 18, 2023.

GENERAL DENIAL

1. This answering defendant admits the allegations in paragraphs 1, 2, 6, 7, and 8
of the plaintiff's complaint.

FAXED

2. This answering defendant denies each and every allegation in paragraphs 12, 13, 14, 16, 19, 21, 22, 24, and 25 of the plaintiff's complaint.

3. As to paragraphs 3, 4, 5, 9, 10, 11, 17, 18, 26, and 27 of the plaintiff's complaint, this answering defendant lacks sufficient knowledge to admit or deny the allegations therein; and solely on that basis, they deny each and every allegation in those paragraphs.

4. Responding to paragraphs 15, 20, and 23, these paragraphs contain no new allegations of fact, but merely reference prior allegations made within the complaint. This answering defendant hereby incorporates by reference each of its answers to the paragraphs referenced within these paragraphs as if set forth in full.

5. This answering defendant consents to the bankruptcy court rendering a final order or judgment in this case.

WHEREFORE, defendant prays that the plaintiff take nothing by way of its complaint, and the court enter judgment:

1. That the plaintiff take nothing by way of its complaint.

2. That this answering defendant have and recover judgment for costs of suit, and;

3. For such other and further relief as the court deems proper.

Dated: July 27, 2023

HAKEEM, ELLIS,
MARENGO & RAMIREZ
A Professional Law Corporation


Albert M. Ellis/Adam A. Ramirez

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3414 Brookside Road, Suite 100
Stockton, CA 95219

A true and correct copy of the foregoing document entitled (*specify*): Defendant DPG Investment's Answer to Complaint
for (1) Avoidance and Recovery of Fraudulent Transfers, (2) Preservation of Fraudulent Transfers, and
(3) Disallowance of Claims

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) _____, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 07/27/2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Leonard Pena, Pena & Soma, APC, 402 S. Marengo Ave., Suite B, Pasadena, CA 91101-3113.
See Attached List of Creditors.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 07/27/2023, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

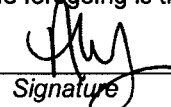
Hon. Ernest M. Robles.

Leonard Pena, lpena@penalaw.com.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/27/2023 Angelina Letteer
Date Printed Name


Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Label Matrix for local noticing
0973-2
Case 2:21-bk-13523-ER
Central District of California
Los Angeles
Thu Jul 27 11:09:16 PDT 2023

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Tina Fenelly
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Los Alamitos, CA 90720-3475

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

Ford Motor Credit Company LLC
PO Box 62180
Colorado Springs, CO 80962-2180

LOS ANGELES COUNTY TREASURER AND TAX COLLECT
ATTN: BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

MarBorg Industries
PO Box 4127
Santa Barbara, CA 93140

Mercedes Benz Financial
PO Box 5209
Carol Stream, IL 60197

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Capital Lending Resources, Inc. Profit Sha

(u)Courtesy NEF

(u)Enterprise Bank & Trust, its successors an

(u)LEA Accountancy LLP

(u)Mirae Asset Securities & Investments (USA)

(u)WBC Special Assets, LLC

(u)Clifford A. Rosen c/o Norma V. Garcia 695

(u)Creditors Adjustment Bureau
c/o Law Offices of Kenneth J. Freed
14226 Ventura Blvd.
Sherman Oak

(d)Epic Entertainment Group, LLC
207 East Broadway #302
Long Beach, CA 90802-8825

(d)FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

(d)InterCommunicationsInc
1375 Dove Street, Suite 200
Newport Beach, CA 92660-2406

(u)John M. and Mary A. Dannelley

(u)John M. and Mary A. Dannelley, trustees of

(u)Li Mei Chen c/o Norma V. Garcia 695 Town C

(u)Murphy O'Brien, Inc., a California corp

(d)Polina Yatsyna
4240 Fulton Ave Unit 108
Studio City, CA 91604-1803

(d)ROBERT HALF MANAGEMENT RESOURCES
ROBERT HALF / RECOVERY DEPT
PO BOX 5024
San Ramon, CA 94583-5024

(u)Ronald A. Christensen, MD c/o Norma V. Gar

(d)Sarachek Law Firm
670 White Plains Road, Fl. PH
Scarsdale, NY 10583-5025

(d)Selbert Perkins Design, Inc.
432 Culver Blvd.
Playa Del Rey, CA 90293-7706

(d)Urban Commons LLC
10250 Constellation Blvd
Suite 1750
Los Angeles, CA 90067-6257

(u)Agnes Shene Hwa Chin

(u)Bruce Beretta

(u)John Michael Dannelley

(u)Mary A. Dannelley

(u)Michael Chiang
, CA

(u)Neufeld Marks

(u)Robert B. Cowan

End of Label Matrix
Mailable recipients 183
Bypassed recipients 28
Total 211